



cedar commons

WASHINGTON SCHOOL REDEVELOPMENT

presented to: city of boulder
17-apr-06

WONDERLAND HILL DEVELOPMENT COMPANY
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ARCHITECTURE
PLANNING &
INTERIOR DESIGN

Dear Boulder City Council Members,

Enclosed with this letter is our site plan submittal and related documents in response to your request for proposals for the redevelopment of the Washington School property. We have made some refinements to our original proposal partially in response to your comments at the public hearing on March 7th. Like the other respondents that have elected to drop out of the RFP process we have major concerns about the financial viability of the land purchase price and terms. However, we believe that a reasonable negotiation process between ourselves, the School Board and the City can result in a resolution of these financial issues that is satisfactory to all parties.

Some of the refinements we have made to our proposal that are now reflected in the enclosed information include the following:

1. We have elected to place 6 single family home sites along 13th Street to preserve the existing trees and a green lawn along 13th and provide a better contextual transition to the residential neighborhood to the east. These homes will not be part of the cohousing community.

We are planning to focus the cohousing community as smaller more affordable housing units with extensive common facilities that will be shared with the neighborhood. We currently plan for the average of the cohousing units to be 1100 sq. ft. with an average price of \$385,000. Twenty four of the thirty nine cohousing units will be designed specifically for seniors. These 24 units will have an average price of \$207,000 and we propose to have them all included in a permanently affordable program. We are planning to include over 12,000 sq ft of common and community space within the historic buildings as well as gardens, courtyards and plazas that will provide public benefit. We are continuing to refine our concepts on making the community and its common spaces a vibrant neighborhood center for senior activities and services that will be a magnet for our most proactive Boulder seniors to share wisdom and lead healthier more productive lives.

Regarding the financial issues around the land purchase, we would like to immediately begin negotiations on the price and terms of purchase, specifically issues around the density/price escalation understandings and the closing date and payment terms. We feel that the stated land price is higher than its true property value and would like to review it in the light of all appraisals to date. Any savings in land cost will be passed through to create greater affordability for the residents making the project more viable and better able to meet city affordability goals. A reduction in land cost to the \$3,284,500 as determined by city appraisal would enable us to lower the average price of the 24 senior units to \$195,000, and the average in whole community to \$365,000.

Lastly we believe that the cohousing type of community formation and building process lends itself uniquely to achieving a successful project that creates the highest and best use of the site. Through this process we will capture real financial and social commitment from a diverse group of proactive citizens that together will assure the success of the project.

We have done two slide shows and preliminary meetings with over 30 interested parties and prospective community members and have received a positive response with the only concern being the proposed prices of the cohousing units.

Our plan is to begin creating the community and gaining commitments from future residents between now and the final proposal submission date in July. This is an organic process and requires clarity, transparency, and a feeling of commitment on the part of all parties. To do this we will need to negotiate clarity on the land purchase terms and any City and School Board resource commitments or requirements as soon as possible.

Thank you for your consideration. We look forward to working with the city to create a truly exemplary senior supportive community on the Washington School site.

Sincerely,



James W. Leach
President, Wonderland Hill Development Company



PROJECT DATA SUMMARY

TOTAL SITE AREA

WASHINGTON ELEMENTARY SCHOOL
1215 CEDAR AVENUE, BOULDER, CO 80304
2.9953 ACRES (447' BY 292')
ORIGINAL SCHOOL WITH ADDITIONS TOTAL 29,959
GROSS SQ. FT.

STRUCTURES TO BE RETAINED

MAIN SCHOOL BUILDING: ±6100 SQ. FT. ON EACH OF 3
LEVELS: ±18,300 SQ. FT. TOTAL.
LIBRARY BUILDING: ±1600 SQ. FT.
TOTAL AREA OF STRUCTURES TO BE RETAINED:
19,900 SQ. FT.

EXISTING AREAS TO BE USED FOR DWELLINGS:

MAIN LEVEL: 1660 SQ. FT.
UPPER LEVEL: 4380 SQ. FT.
EXISTING AREAS TO BE USED FOR DWELLING UNITS:
6040 SQ. FT.
EXISTING AREAS TO BE USED FOR COMMON AREAS:
12,260 SQ. FT.

EXISTING SITE ZONING ANALYSIS

BREAKDOWN ACCORDING TO CITY OF BOULDER REAL
ESTATE SERVICES DIVISION ESTIMATE
(ESTIMATE ACKNOWLEDGES THAT THIS IS NOT
CONFIRMED BY GIS EXPERTS):

HZ-E: 1.5276 ACRES, OR 66,542 SQ. FT., OR 51.00%
LR-E: 1.4677 ACRES, OR 63,933 SQ. FT., OR 49.00%

BREAKDOWN AS PER GIS ONLINE ZONING MAPS AS READ BY APPLICANT:

HZ-E: 1.7247 ACRES, OR 75,128 SQ. FT., OR 57.58%
LR-E: 1.2706 ACRES, OR 55,348 SQ. FT., OR 42.42%

NOTE: FOR THE PURPOSES OF THIS SUBMITTAL, THE
APPLICANT'S BREAKDOWN WAS USED.

HOUSING UNITS ALLOWABLE ON SITE

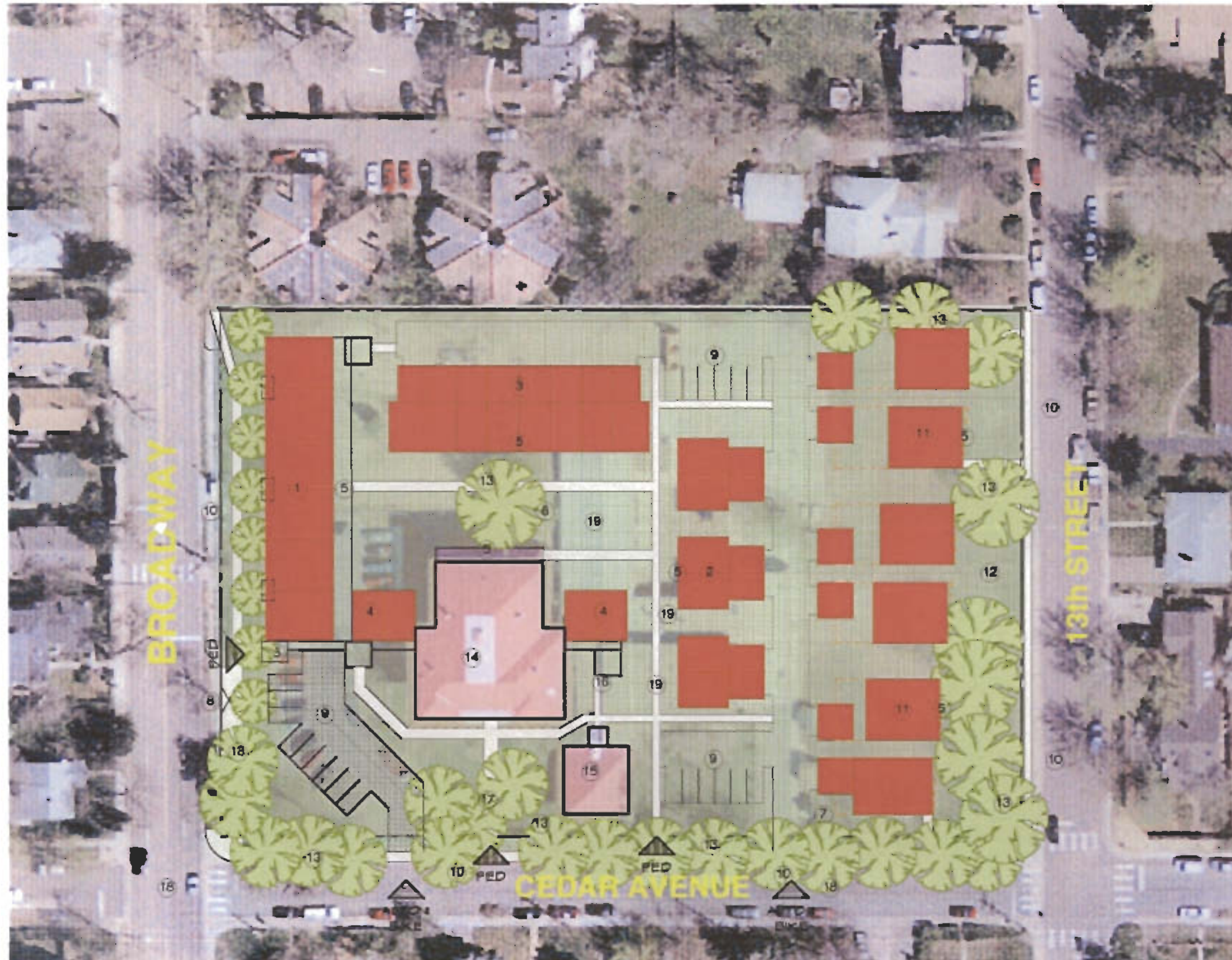
HZ-E ZONE:

75,128 SQ. FT. ÷ 1600 SQ. FT. /UNIT (WITH SITE REVIEW)
= 47 UNITS

47 UNITS X 800 SQ. FT. /UNIT = 37,564 SQ. FT. OF DU
HABITABLE AREA

LR-E ZONE: 55,348 SQ. FT. ÷ 7000 SQ. FT. /LOT =
7.9+LOTS.

NOTE: THE APPLICANT IS PROPOSING THAT THE
SINGLE FAMILY RESIDENTIAL LOTS BE SIZED AT ±6250
SQ. FT., COMPARABLE TO OTHER LOTS SIMILARLY
ZONED IN THIS AREA.



DRAWING KEY

1. 10 ACCESSABLE FLATS OVER 8000 SF OF OFFICE/COMMERCIAL SPACE OVER 18 CARS
2. 8 DUPLEX UNITS OVER 9 CARS
3. 8 TOWNHOUSES OVER 12 CARS
4. 8 ACCESSIBLE FLATS ON TWO LEVELS (4 ATTACHED TO EACH SIDE OF SCHOOL BUILDING)
5. PORCHES
6. LANDSCAPED COMMUNITY GARDEN (NEW PLANTINGS AND WALKWAYS)
7. ACCESS STREET
8. RELOCATED BUS SHELTER AND NEW BUS PULL OFF
9. UNCOVERED/GUEST PARKING (18 SPACES TOTAL ON SITE)
10. ON-STREET GUEST PARKING (BROADWAY, CEDAR, AND 13TH STREETS—44 SPACES TOTAL)
11. 6 SINGLE FAMILY RESIDENCES WITH PARKING FOR 12 CARS
12. 25'-50' ANGLED SETBACK TO PRESERVE EXISTING TREES
13. EXISTING TREES TO REMAIN
14. EXISTING HISTORIC SCHOOL (TO BE RENOVATED)- INCLUDES COMMON LIVING ROOM, DINING ROOM COMMUNITY SERVICES SPACES, AND 7 ACCESSIBLE FLATS
15. EXISTING LIBRARY (TO BE RENOVATED) TO BECOME COMMUNITY SERVICE SPACE (± 1600 SF)
16. OUTDOOR LINK TO LIBRARY
17. ENTRY GARDEN
18. VIEW CORRIDOR (PRESERVING VISIBILITY OF HISTORIC STRUCTURE FROM BROADWAY AND CEDAR)
19. EXISTING STRUCTURES (TO BE REMOVED)

WASHINGTON SCHOOL REDEVELOPMENT



Quayside Cohousing courtyard—North Vancouver, BC



Hearthstone Cohousing common green—Denver, CO



Tuck-under garages, Highlands Garden Village—Denver, CO



The community-side porch of the historic school will be a social gathering place activating the outdoor courtyard. Denmark.

The cohousing courtyard will be at the heart of the community. Building 5 with tuck under parking will be similar to the Hearthstone Cohousing units shown above located in Highlands Garden Village in Denver, CO.



Two-story street-front buildings with a third-story setback will be typical of Building 1 along Broadway



EW section of the Cohousing courtyard —looking south from Building 5.



Wolff Lyon Architects, Corner duplex—
Boulder, CO



Multi-modal alleyway—Holland



Residences at South Side Park—
Sacramento, CA



E/W section—looking south at Buildings 2, 11 and through 13th street.

WASHINGTON SCHOOL REDEVELOPMENT



Varied heights, setbacks, and architectural elements will create a human scale atmosphere along Broadway.



FrogSong Cohousing in Cotati, CA has a commercial first floor with cohousing units above.



The streetscape and building designs will establish a coherency and rhythm throughout the site.



New construction on the site will be designed to be compatible with the historic resources, without imitating them. The new buildings will use a palette of materials that are in keeping with the character of the historic building, yet in a way that expresses their own time. They will be sited to maintain the ability to perceive the historic orientation of the school and its overall character as the primary structure on the site.



The large existing trees on the site will be conserved



Possibility for a social node at Broadway could serve as a catalyst for street life and act as a gateway to the community

ITEM (5) APPLICATION REQUIREMENT CHECKLIST

(A) Techniques and strategies for environmental impact avoidance, minimization or mitigation:

Wonderland Hill Development Co. will abide by all City regulations regarding the minimization of impacts thru construction. The project is not intended to be phased, and so noise and traffic impacts to the surrounding neighborhood will not extend beyond the minimum time necessary to complete the project.

All hazardous waste material coming out of the existing structures will be mitigated according to the federally approved methods for hazardous waste mitigation. All of the structures that are to be removed from the site will be deconstructed and made available for recycling.

ITEM (5) APPLICATION REQUIREMENT CHECKLIST

(B) Techniques and strategies for economically feasible travel demand management techniques.

Wonderland Hill Development Co. will develop a Transit Management Plan upon development of the next phase of completion. However generally speaking, the site is perfectly situated on Broadway for the minimization of use of personal motor vehicles. And the population is highly likely to avail themselves of the use of mass transit. Additionally, bike paths are accessible from one block south of the project site, at 13th and Balsam.

There is currently a Bus Stop mid-block on Broadway on the eastern side of the site. We are proposing that this stop and associated traffic signal be moved further to the south and more adjacent to the corner of Cedar & Broadway. Associated with this, we are proposing that a pull-out for the bus stop be located just north of that intersection. This Bus Stop would in this location, be adjacent to a new pedestrian entrance to the Common Facilities, accessed off of Broadway. Likewise adding parking along Broadway (also pull-out, encroaching into the project site) would help to begin to slow the traffic in this area down, rather than the current acceleration that tends to occur north of the intersection of Broadway and Balsam.

The site is immediately adjacent to Community Plaza Shopping Center, North Boulder Recreation Center, and the medical facilities associated with Community Hospital. Likewise it is near the Community Gardens and North Boulder Park. These are all facilities that this particular population will be highly likely to access by pedestrians.

WASHINGTON SCHOOL REDEVELOPMENT

ITEM (5) APPLICATION REQUIREMENT CHECKLIST

(C) Proposed land uses mix of type, sizes and prices; special design characteristics that may be needed to assure affordability.

The tables to the right summarize all the uses that we are proposing for the Washington School site. We are proposing four primary uses which include: 1. six single family detached homes as a buffer to the existing residential neighborhood to the east of the site; 2. an attached multifamily cohousing community of 39 residential units which will include and surround the historic school; 3. commercial mixed use spaces, primarily offices within the first floor of the planned new building along Broadway; and 4. common spaces and community uses within a portion of the historic school and in the library addition.

We are proposing that 24 of the cohousing units (53% of the total units on the site) will be designed for senior residents and be accessible using universal design principals. We also propose that these 24 senior units will be deed restricted to be permanently affordable under a program to be negotiated with the city housing department, and approved by the school board so as not to trigger escalation in the land price.

The projected housing prices shown in the table are based on a project budget that does not assume housing subsidies. Boulder Housing Partners has agreed to partner with Wonderland in an effort to bring additional affordability to the project through affordable housing funding sources.

Bldg.	Unit Description	Unit Affordability Type	Total Units in Project	Fin. Res. Living Area sf	Fin. Studio/Work Area sf	Bedrms	Baths	Estimated Average Sales Price
COHOUSING UNITS								
1	New Bldg. Flat	Affordable - Meets or exceeds City inclusionary requirements	9	850		2	1	\$120,000
1	New Bldg. Flat	Moderate Deed Restricted Priced \$100/sf below market	1	850		2	1	\$297,500
4	New Bldg. Flat	Moderate Deed Restricted Priced \$100/sf below market	8	650		1	1	\$227,500
14	Historic Bldg. Flat	Moderate Deed Restricted Priced \$100/sf below market	5	800		1	1	\$280,000
14	Historic Bldg. Flat	Moderate Deed Restricted Priced \$100/sf below market	1	1,000		2	2	\$350,000
14	Historic Bldg. Flat	Market Priced	1	1,200		2	2	\$540,000
3	Work /Live Rowhouse	Market Priced	2	1,300	400	3	2.5	\$705,000
2	Duplex Rowhouse	Market Priced	6	1,700		3	2.5	\$765,000
3	Work /Live Rowhouse	Market Priced	6	1,100	300	3	2.5	\$585,000

TOTAL COHOUSING 39 39,300 2600 79 62 \$ 14,997,500

SINGLE FAMILY AND COMMERCIAL UNITS								
11	Single Family Detached	On 13th Street. Market Priced	6	2,000	300	3	3	\$990,000
1	Commercial, Studio/Office	On Broadway			7200			\$300/sf

TOTAL NON-COHOUSING 6 12000 9000 \$ 8,100,000

TOTAL ALL UNITS 45 51,300 11,600 \$ 23,097,500

PROPOSED COMMON AREAS			
Use	Location		
Cohousing Common House	Main Floor of Old School		4,400
Community Studio Spaces	Lower Floor of Old School		6,100
Community Activity Space	School Library Addition		1,600

TOTAL COMMON 12,100

NOTES: Estimated Prices are without subsidies or grants which will be used to increase affordability

ITEM (5) APPLICATION REQUIREMENT CHECKLIST

(D) Description of how the proposed new development or redevelopment of non-historic buildings on the site will take into account the preservation of the historic context of the Washington School Building and property as a whole.

The historic buildings will be rehabilitated in compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties. An assessment of the historic properties will be conducted that identifies the key, character-defining features that contribute to the buildings' significance. This will include descriptions of those features and an evaluation of their condition, with recommendations for treatment.

Treatment of historic features will focus on preserving those elements that are in good condition, repairing those that are deteriorated and replacing those features that are beyond repair in a manner that reflects the historic character. Any alterations or additions to the historic resources will be devised in a manner that minimizes loss of historic building fabric and avoids damaging or obscuring key features.

New construction on the site will be designed to be compatible with the historic resources, without imitating them. The new buildings will use a palette of materials that are in keeping with the character of the historic building, yet in a way that expresses their own time. They will be sited to maintain the ability to perceive the historic orientation of the school and its overall character as the primary structure on the site.

Opportunities to make use of incentives for historic preservation will be explored. This includes consideration of the application of federal, state and local tax credits that may be applicable. In addition, the potential to donate a façade easement will be evaluated.



ITEM (6) APPLICATION REQUIREMENT CHECKLIST

Elder Focus and Intergenerational Sharing:

Cedar Commons Cohousing Community will be an intergenerational community with a focus on services and programs to serve elders living within the community, the neighborhood, and the city. The vision for the community will include bringing together the wisdom of our elders, rich cultural resources, and the provision of educational and arts activities within the common facilities in the project.

The Boulder Shambhala Meditation Center as well as faculty from Naropa University, and the University of Colorado, have agreed to partner with the community to bring innovative programs and services in arts, wellness, mindfulness practice, and gerontology that will have a special interest to elders and those who serve them. We would also like to include the city's senior services staff in helping to plan programs and services offered in the community that will complement other city programs for seniors.



Hearthstone Cohousing—Denver, CO



Tierra Nueva Cohousing—Oceanside, CA



Silver Sage Village Cohousing Members—Boulder, CO



Wild Sage Cohousing—Boulder, CO



Bellingham Cohousing Community Meeting—Bellingham, WA



Casa Verde Commons site design workshop—
Colorado Springs, CO



Silver Sage Village community design review—Boulder, CO

ITEM (6) APPLICATION REQUIREMENT CHECKLIST

Community Process:

Through Wonderland's unique community building processes we plan to bring to the project a diverse group of proactive individuals and households who will invest time and financial resources to create a progressive and sustainable community on the site. This community-based approach to development better enables the success of the project through a participatory visioning, design, and community building process. A method that has proven valuable in terms of insuring the quality of the project and the commitment the future residents and community members.

ITEM (6) APPLICATION REQUIREMENT CHECKLIST

Community Facilities

The proposed project includes over 12,000 sq. ft. of common space to be located within the historic school building and the library annex which will be designed to serve the community and the public. This space includes a 1600 sq. ft. event or meeting space within the library annex; 6100 sq. ft. in the school lower level for education, art studios and other uses; and approximately 4300 sq. ft. of common area for the cohousing community. In addition gardens, courtyards and plazas on the site will also be designed to serve both the community and the public.



FrogSong Cohousing community gardens—Cotati, CA



Wild Sage Cohousing common house interior—Boulder, CO



Harmony Cohousing community green—Golden, CO



Hearthstone Cohousing common house—Denver, CO



VISION

To act with passion and precision, building communities that change what people expect from their homes, communities and lives.

MISSION

To create a better world and to give our customers a higher quality of life through building sustainable communities, by trusting in people and the synergy of community, and by providing the needed support and processes, resulting in a financial and social benefit to the community, our investors, and Wonderland.

"Community is the secret ingredient in Sustainability"

-Jim Leach
President, Wonderland Hill Development Company



Wonderland

WONDERLAND HILL DEVELOPMENT CO

Sustainability through Community

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